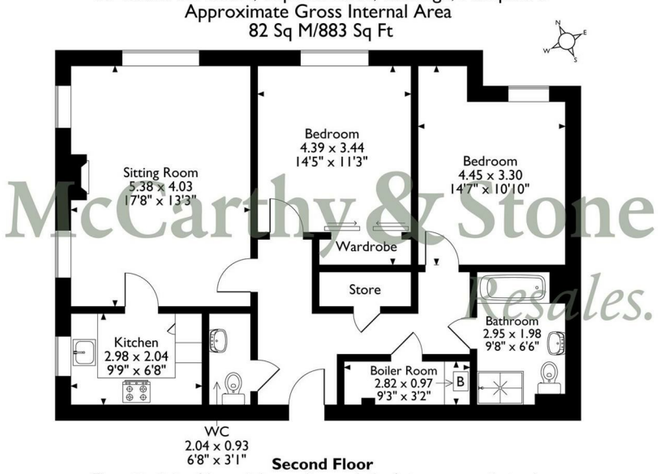
Excellent

Trustpilot

McCarthy & Stone
Resales.

35 Catherine Court, Sopwith Road, Eastleigh, Hampshire
Approximate Gross Internal Area
82 Sq M/883 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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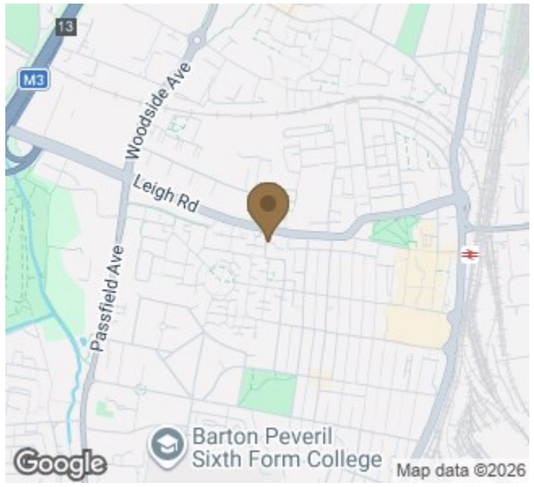

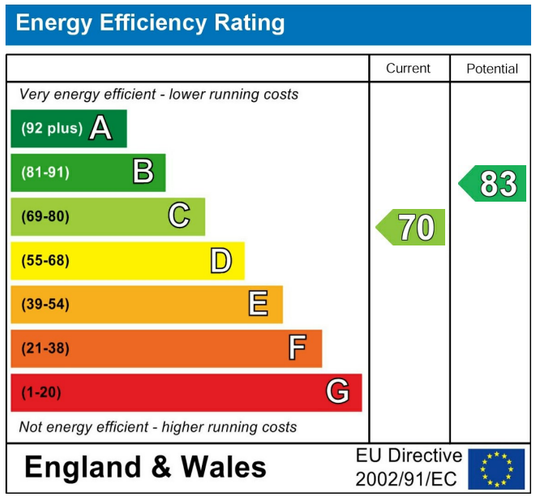

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

35 Catherine Court

Sopwith Road, Eastleigh, SO50 5LN

2 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 35 Catherine Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £130,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Retirement Living Plus
- Two spacious bedrooms
- Well Presented throughout
- Guest Suite
- Estate Manager + 24 hour staff on-site
- Communal Lounge where social events take place
- On-site Table Service Restaurant
- Communal Roof Terrace + Landscaped Gardens
- Extra care packages available subject to needs
- 24 hour Careline system + Video entry system

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

35 Catherine Court, Eastleigh

2 | 1 | Asking price £130,000

Catherine Court
Catherine Court is an Assisted Living development built by McCarthy & Stone, designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development. Each apartment has a fully fitted kitchen, underfloor heating, fitted and tiled shower room with level access shower and a 24 hour emergency call system.

Communal facilities include a homeowners lounge where social events and activities take place, a function room and a roof top terrace overlooking the landscaped courtyard. There is a fully equipped laundry room and a restaurant which is table service and serves freshly prepared meals daily. If your guests wish to stay, there is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in your bedroom and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Catherine Court with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Catherine Court is conveniently located for Eastleigh town centre with the High Street located close to the development.

Entrance Hall
Front door with spy hole leads to the large entrance hall - the 24-hour emergency response pull cord system is situated in the hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the living room, bedrooms and shower/bathroom.

Living/Dining Room
A spacious and bright living room, The lounge has a TV and telephone points, Sky/Sky+ connection point. Ceiling lights, fitted carpets, raised electric power sockets and ample space for a dining area. A glazed door leads onto a separate kitchen.

Kitchen
A fully fitted kitchen to include wood effect wall and floor mounted kitchen units with a laminate worktop. The kitchen includes a stainless steel sink and draining board, electric four ring hob, inset oven and inset fridge/ freezer. double glazed window with electric opener.

Bedroom One
Bedroom one is a good sized double with plenty of space for furniture, it has the benefit of a built in mirrored wardrobe, fitted carpet, raised plug sockets, ceiling lights, a TV and telephone point.

Bedroom Two
Bedroom two is another spacious bedroom, which could alternatively be used as a separate dining room, hobby room or home office. With the benefit of fitted carpet and raised plug sockets.

Bath/Shower Room
With a shower and grab handles a separate bath, low level WC, vanity unit with wash basin and mirror above. Shaving point, electric heater and extractor fan.

Service Charge (Breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- One hour of domestic support per week is included in the service charge.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. Please contact your Property Consultant or Estates Manager for further information.

Service charge: £14,273.26 per annum (for financial year ending 31/03/27)

Car Parking (Permit Scheme)
Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

Lease Information
Lease Length: 125 years from the 1st June 2012
Ground Rent: £510 per annum
Ground Rent Review Date: June 2027

Additional Information and Services
- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

Care & Support
The personal care services available at Catherine Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.